

**FLATHEAD COUNTY PLANNING BOARD MEETING
MINUTES OF THE MEETING
NOVEMBER 15, 2006**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Randy Toavs, Gordon Cross, Jeff Larsen, Gene Dziza, Don Hines, and Kim Fleming. Charles Lapp had an excused absence; Frank DeKort, and Kathy Robertson were also absent. Rebecca Shaw and BJ Grieve represented the Flathead County Planning & Zoning Office.

There were approximately 5 people in the audience.

**PUBLIC
REVIEW**

Jeff Larsen reviewed the public hearing process for the public.

**APPROVAL OF
MINUTES**

Dziza made a motion seconded by Hines to approve the October 11, 2006 meeting minutes.

The motion was carried by quorum.

Larsen signed the last page of the September 13, 2006 meeting minutes to officiate a correction to the minutes, made at a previous meeting.

**PUBLIC
COMMENT**

Rick Breckenridge, 1405 Hwy 2 West, talked about a water issue and read some findings-of-fact regarding groundwater in the Smith Valley area.

Russ Crowder, of American Dream Montana, commented on the Growth Policy. He said the Board has been under a tremendous amount of pressure to get it done from Commissioners Hall and Brenneman, and also from County Attorney Jonathan Smith. He doesn't see what the big deal is to have the Growth Policy finished by the middle of December or the first of January. He talked about newly elected officials and said Commissioner Dale Lauman should be able to have some input in the Growth Policy. He commended the Board on their work and said it may not be the best Growth Policy ever written but it's acceptable to the public. He said it's a completely different document than what it started out to be and thinks the Board should hold another public hearing on the document.

**PRELIMINARY
PLAT/
HARBOR
VILLAGE AT
EAGLE BEND
PHASE 6
(FPP 06-49)**

A request by Rocky Mountain Recreational Communities, LLC for Preliminary Plat approval of the Harbor Village at Eagle Bend, Phase 6 Subdivision, a four (4) lot (2 lot single-family residential and 2 lot commercial) subdivision on 7.19 acres. Commercial lot 2 will contain forty-eight (48) storage unit condominiums. Lots in the subdivision are proposed to use existing water and sewer systems. The property is located at 560 Holt Drive.

This item was continued from the October 18, 2006 meeting.

STAFF REPORT Rebecca Shaw brought the Board up to speed on the project. She pointed some things out on the plat map. She said the slope of the driveway is a concern and a new condition, Condition #3, was added.

**BOARD
QUESTIONS**

Larsen asked if #3 was the only new condition.

Shaw said all the ones that are highlighted in the Staff Report are new.

Cross asked if the conditions changed by the Board, at the original Planning Board hearing, were still included even with the newly added conditions.

Shaw said yes.

A slideshow of the property was presented to the Board.

Toavs asked about the driveway slope and water and sewer hookups.

Grieve explained.

Cross asked Staff about the original main motion made at the October 18th meeting.

Shaw said it was a motion to approve and the Board has been amending conditions.

**ADD
CONDITION #18**

Fleming made a motion seconded by Cross to add condition #18 to read: A variance shall be obtained to FCSR 3.9(C).

The motion was carried by quorum.

**BOARD
QUESTIONS**

Cross asked Larsen about Condition #3 in regard to geotechnical analysis.

Larsen said normally you would get soil stability information and it should tell you whether or not it would be safe to build a road.

Toavs talked about the Bigfork Planning area and said he doesn't like the fact that they would most likely have to do some blasting because there is a lot of fractured rock. He said it would take away from the area.

Fleming said there are a lot of big homes up there. She expressed some of the same concerns as Toavs.

Toavs said it's a buildable lot but says it would take away from what the Bigfork Plan is asking for.

Larsen asked Shaw about the proposed driveway.

Shaw said she used the topography and the scale and said the last 60 feet is flatter.

Larsen asked Brian Long, of Long Engineering, about the driveway designs.

Long said the building pad is about 25 feet above the road so they're looking at about 250 feet of driveway. He pointed some things out on the map and where they envision placing a driveway.

Larsen said they must be figuring about 250-ft of driveway.

Long said yes.

Long and Toavs talked about the driveway and rock ledge that currently exists on the property. Toavs asked if the rock ledge was going to stay intact.

Manning elaborated on the rock ledge and talked about the property.

Grieve said Staff hiked back into the property and said there are a lot of big boulders.

Fleming asked how the Board would feel about adding a condition to require the driveway come in from the south.

Manning commented on the existing entrance.

Cross said the cliff face is unique and that's what the Bigfork Land Use Plan is trying to protect. He said Lot 1 doesn't have a building site on it and talked about having a condition to keep Lot 1 in its natural state.

Toavs asked the applicants if it would ruin their plan if the Board were to place a condition to keep the cliffs intact.

Manning said he wouldn't have a problem conditioning it. He said anyone who bought that lot would want to build a home on it and tuck the house back a little.

Shaw presented an enlarged plat the Board to point out the lot lines and setbacks.

**ADD
CONDITION #19**

Fleming made a motion seconded by Dziza to add condition #19 to read: The completed driveway shall approach from the south to the building pad and that the building pad shall be utilized as depicted on the preliminary plat.

The motion was carried by quorum.

ADD Toavs made a motion seconded by Hines to add condition #20 to read:
CONDITION #20 The rock faces shall be left intact throughout the lot.

The motion was carried by quorum.

ADD Cross made a motion seconded by Dziza to add condition #21 to read:
CONDITION #21 The land north of the building site will be left in its natural state.

The motion was carried by quorum.

MAIN MOTION On a roll call vote the motion passed unanimously.
ROLL CALL
TO APPROVE
AS AMENDED

OLD BUSINESS Fleming made a motion seconded by Cross to have a special meeting on December 11, 2006 to take final action on the Growth Policy.

On a roll call vote the motion passed unanimously.

Grieve handed out a report, previously requested by the Board, that showed application recommendations from Staff, Planning Board, and Commissioners throughout the year. He said the report only included applications that have gone through the Commissioners.

Grieve confirmed with the Board that the December 11, 2006 meeting will be at 6:00 p.m.

The Board and Staff discussed their option of including public comment at the upcoming meeting.

Toavs said if they do allow public comment, the Commissioner's should be there to hear it.

NEW BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 7 p.m. on a motion by Hines seconded by Fleming. The next meeting will be held at 6:00 p.m. on December 6, 2006.

Jeff Larsen, President

Jill Goodnough, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 12/20/06